Robert Ellis

look no further. . .







Brownsmill Way,
Wollaton, Nottingham
NG8 1AZ

Guide Price £650,000 - £700,000

0115 922 0888

/robertellisestateagent

@robertellisea



An immaculately presented five bedroom detached house with a detached double garage.

Situated in this sought-after and well established residential location, within easy reach of a variety of local shops and amenities including, schools, transport links, Wollaton Park, Queens Medical Centre and The University of Nottingham, this fantastic property is considered an ideal opportunity for growing families.

In brief the internal accommodation comprises: entrance hall, lounge, snug, light and airy open plan kitchen living diner, utility room, and guest cloakroom to the ground floor, and rising to the first floor you will find two good sized double bedrooms both with en-suites, a further two well proportioned double bedrooms, a single bedroom and a family bathroom.

To the front of the property you will find a small lawned garden with a tarmac driveway leading down the side of the property to the double detached garage, and gated access to private and enclosed landscaped rear garden, which includes two patio areas, artificial lawn, gravel area, and fence and walled boundaries.

Constructed in 2022, this modern and contemporary property is offered to the market with the benefit of range of modern fixtures and fittings throughout, double glazing gas central heating and fully insulated light and airy living space, and is well worthy of an early internal viewing in order to be fully appreciated.





Entrance Hall
A composite front door with flanking window, stairs to the first floor, useful built in cloak cupboard, radiator, useful under stair storage cupboard, opening into the kitchen living diner and doors to the lounge and snug.

Snug
10'11" x 10'10" (3.34m x 3.31m)
Luxury vinyl tiled flooring, UPVC double glazed window with fitted shutters to the front, and radiator.

Lounge
15'6" x 13'1" (4.73m x 4.00m)
Luxury vinyl tiled flooring, UPVC double glazed window with fitted shutters to the front, and radiator.

Kitchen Living Diner
20'5" x 17'1" (6.24m x 5.21m)
Fitted with a range of modern wall, base and drawer units, granite work surfaces, one and half bowl sink and drainer unit with mixer tap, integrated electric oven and microwave, integrated induction hob with extractor fan over, integrated dishwasher and fridge freezer, feature kitchen island with breakfast bar, two radiators, UPVC double glazed window to the rear, UPVC double glazed bi-fold doors to the rear patio, and door to the utility room.

Utility Room
7'3" x 6'3" (2.21m x 1.93m)
With granite work surface, plumbing for a washing machine and tumble dryer, radiator, UPVC double glazed window to the rear, extractor fan and door to the guest cloakroom.

Guest Cloakroom
Fitted with a low level WC, wall mounted wash hand basin, tiled walls, radiator, UPVC double glazed window to the rear and extractor fan.

First Floor Landing
UPVC double glazed window to the rear, loft hatch, airing cupboard housing the hot water cylinder, radiator and doors to the bathroom and five bedrooms.

Bedroom One
12'0" x 10'8" (3.66m x 3.27m)
A carpeted double bedroom with UPVC double glazed window with fitted shutters to the front, radiator and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising: walk-in shower, wall mounted wash hand basin, low level WC, tiled walls, heated towel rail, spotlights to ceiling, extractor fan and UPVC double glazed window to the side.

Bedroom Two
11'11" x 10'11" (3.64m x 3.34m)
A carpeted double bedroom with UPVC double glazed window with fitted shutters to the front, radiator and door to the en-suite.

En-Suite
Incorporating a three piece suite comprising: walk-in shower, wall mounted wash hand basin, low level WC, tiled walls, heated towel rail, spotlights to ceiling, extractor fan and UPVC double glazed window to the rear.

Bedroom Three
11'3" x 9'6" (3.45m x 2.91m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Four
10'4" x 8'11" (3.16m x 2.73m)
A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bedroom Five
11'11" x 10'10" reducing to 6'5" (3.64m x 3.312m reducing to 1.97m)
A carpeted bedroom with UPVC double glazed window with fitted shutter to the front and radiator.

Bathroom
Incorporating a three piece suite comprising: panelled bath with shower over, wall mounted wash hand basin, low level WC, tilled wall, spotlights to ceiling, heated towel rail and extractor fan.

Outside
To the front of the property you will find a small lawned garden with a tarmac driveway leading down the side of the property to the double detached garage, and gated access to private and enclosed landscaped rear garden, which includes two patio areas, artificial lawn, gravel area, and fence and walled boundaries.

Garage
20'7" x 20'0" (6.29m x 6.1m)
With two up and over garage doors to the front, and power.



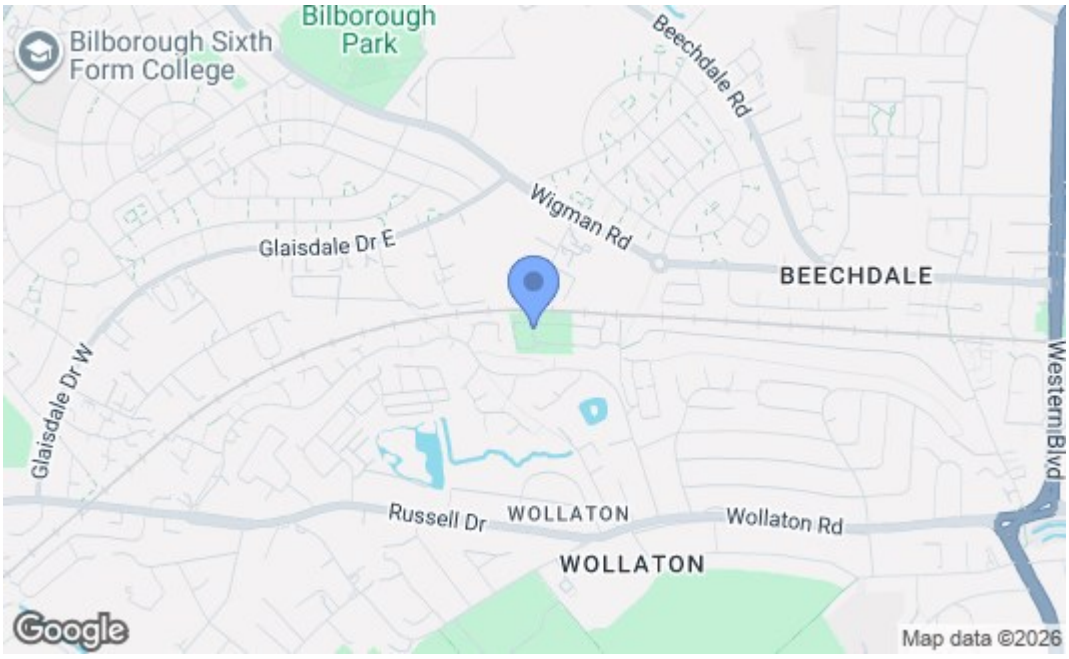


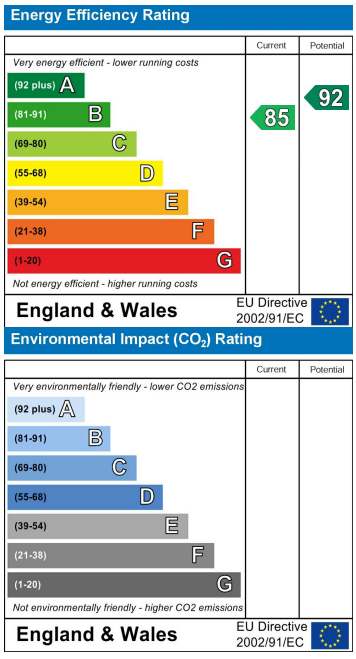












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888